

**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
April 20, 2005**

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Acting Assistant Director Timothy D. Hernstreet
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL
2. OLD BUSINESS
 - A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of February 2005. (Page 593)
3. NEW BUSINESS
 - A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Amending Resolution No. 2004-25742, Setting The Dates For The Year 2005 Commission Meetings; Authorizing A Change In The Commission Meeting In May From May 25 To May 18; Canceling The May 4 Commission Date And Keeping May 25 As An Alternate Commission Meeting Day; Scheduling September 14, October 26 And December 14 As Alternative Commission Meeting Dates. Joint City Commission and Redevelopment Agency (Page 633)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

ATTACHMENT 1

CITY OF MIAMI BEACH

2005 CITY COMMISSION MEETINGS

January 12 (Wednesday)

February 2 (Wednesday)

February 23 (Wednesday)

March 16 (Wednesday)

April 20 (Wednesday)

May 4 (Wednesday)

May 25 (Wednesday)

June 8 (Wednesday)

July 6 (Wednesday)

July 27 (Wednesday)

August City Commission in Recess - NO MEETINGS

September 7 (Wednesday)

October 19 (Wednesday)

November 2* (Wednesday)

November 16* (Wednesday)

December 7 (Wednesday)

* Election related items only.

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
FEBRUARY 2005**

Agenda Item 2A
Date 04-20-05

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: April 20, 2005

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE FIVE MONTHS
ENDED FEBRUARY 28, 2005**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

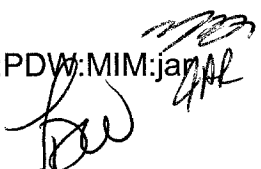
- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Five Months Ended February 28, 2005
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Five Months Ended February 28, 2005
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Five Months Ended February 28, 2005

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Five Months Ended February 28, 2005
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:MIM:jan

Handwritten signatures and initials in black ink, including a large stylized signature and smaller initials.

SOUTH POINTE

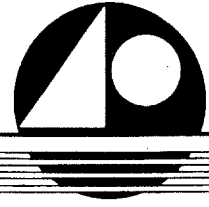
REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

FEBRUARY 28, 2005

Miami Beach
Redevelopment Agency
1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305) 673- 7295
Fax: (305) 673- 7772



April 20, 2005

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach

SUBJECT: South Pointe Redevelopment District Financial Information
For the Five Months Ended February 28, 2005

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through February 28, 2005 approximately \$113,834,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 93,344,000 - Incremental Ad Valorem tax;
\$ 6,860,000 - Bond proceeds;
\$ 5,188,000 - Land sale;
\$ 3,261,000 - Interest income;
\$ 3,021,000 - Rental income;
\$ 1,000,000 - Loan from the City of Miami Beach;
\$ 350,000 - State Grant; and
\$ 810,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$114,876,000.

On the expenditure side, approximately \$73,547,000 has been expended from October 1, 1987 through February 28, 2005.

SOUTH POINTE
Redevelopment District

CITY CENTER
Redevelopment District

These approximate expenditures were primarily made in the following areas:

- \$ 16,361,000 - Cobb/Courts Project;
- \$ 14,028,000 - Debt Service Payments;
- \$ 11,856,000 - Portofino Project;
- \$ 9,604,000 - South Pointe Streetscape/Park;
- \$ 6,447,000 - SSDI Project;
- \$ 6,199,000 - Administrative Costs;
- \$ 5,878,000 - Marina Project;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements;
- \$ 615,000 - Community Policing; and
- \$ 1,514,000 - Other Project Costs.

The cash balance as of February 28, 2005 is approximately \$41,329,000. This balance consisted of the following amounts:

- \$ 40,610,000 – Cash and Investment balance;
- \$ 6,000 – 1989 Bonds Sinking Fund Principal Account;
- \$ 713,000 – 1989 Bonds Sinking Debt Service Reserve Account

JMG:PDW:MIM:jan



**SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
FEBRUARY 28, 2005**

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 31,624,266	
REVENUE			
- Tax increment - City	43,745,702	11,416,510	\$ 55,162,212
- Tax increment - County	37,139,689	422,982	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	592,809	-	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,972,795	48,037	3,020,832
- Interest income	3,032,071	229,378	3,261,449
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	190,545	5,463	196,008
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	58,596	115,086
Total Revenues	101,653,454	12,180,966	\$ 113,834,420

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	(752,300)	(16,360,523)
Marina	(5,725,682)	(152,006)	(5,877,688)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Portofino	(11,726,826)	(129,415)	(11,856,241)
South Pointe Streetscape	(9,368,026)	(235,873)	(9,603,899)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(469,132)	(354)	(469,486)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(80,768)	(14,747)	(95,515)
Victory/Community Gardens	(155,961)	(1,280)	(157,241)
Washington Park	(625)	(12,500)	(13,125)
Water/Sewer Pump Station Upgrade	(47,583)	-	(47,583)
Flamingo S. Bid A R.O.W.	(31,479)	(2,553)	(34,032)
Potamkin Project	(7,200)	-	(7,200)
Lummus Park	-	(103,916)	(103,916)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(50,255,330)	(1,404,944)	(51,660,274)
<u>ADMINISTRATIVE</u>	(6,142,359)	(56,537)	(6,198,896)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(13,191,941)	(836,500)	(14,028,441)
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
<u>COMMUNITY POLICING</u>	(436,555)	(178,502)	(615,057)
TOTAL EXPENDITURES	(71,070,918)	(2,476,483)	\$ (73,547,401)
ENDING CASH/INVSTMT. BALANCE	\$ 31,624,266	\$ 41,328,749	

Redevelopment Agency - South Pointe District
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- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	58,596	115,086
Total Revenues	101,653,454	12,180,966	\$ 113,834,420
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(7,055,232)	(14,552)	(7,069,784)
Professional services	(4,898,771)	(381,268)	(5,280,039)
Construction	(14,128,650)	-	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,866,751)	(151,052)	(2,017,803)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,155,082)	(753,254)	(2,908,336)
Property Taxes	(275,589)	(89,085)	(364,674)
Common Area Maintenance	-	(15,733)	(15,733)
Administration	(6,142,359)	(56,537)	(6,198,896)
Debt Service/loan repayment	(13,191,941)	(836,500)	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	(436,555)	(178,502)	(615,057)
	<u>(71,070,918)</u>	<u>(2,476,483)</u>	<u>\$ (73,547,401)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 31,624,266</u>	<u>\$ 41,328,749</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
FEBRUARY 28, 2005**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6375	10/19/04	***Void***	0.00		Administration
6415	12/13/04	***Void***	0.00		Administration
6416	12/13/04	***Void***	0.00		Administration
6459	02/25/05	***Void***	0.00		Administration
			<u>0.00</u>		
6398	11/17/04	Wachovia Bank	1,916.25	Annual Admin. Fees for Bond Series	Administration
			<u>1,916.25</u>		
6376	10/19/04	Department of Community Affairs	175.00	Annual Special District Fee	Administration
6388	11/15/04	Iron Mountain	44.02	Miscellaneous-storage	Administration
6391	11/15/04	Rockhurst Continuing Education	37.45	Miscellaneous	Administration
6394	11/17/04	Florida Redevelopment Association	297.50	Annual Membership Dues	Administration
6397	11/17/04	Toshiba Business Solutions	212.42	Monthly Copier Usage & Rental	Administration
6405	12/03/04	City of Miami Beach	8,561.15	Reimb CMB-MBIA Investment Svcs	Administration
6414	12/13/04	Comet Courier Corp	12.06	Misc - Courier Svcs	Administration
6417	12/13/04	City of Miami Beach	143.45	Reimb CMB	Administration
6433	01/12/05	Office Depot	161.78	Office Supplies	Administration
6435	01/18/05	Comet Courier Corp	22.20	Misc - Courier Svcs	Administration
6436	01/18/05	Iron Mountain	43.48	Miscellaneous-storage	Administration
6439	01/20/05	Toshiba Business Solutions	437.03	Copier Maintenance	Administration
6450	02/10/05	City of Miami Beach	1,285.85	Reimb CMB-MBIA Investment Svcs	Administration
6453	02/10/05	Office Depot	15.71	Office Supplies	Administration
			<u>11,449.10</u>		
Wire	10/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	11/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/17/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/18/05	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	02/18/05	Florida Department of Revenue	2,632.62	Sales Tax	Administration
			<u>5,362.62</u>		
Wire	02/11/05	Fiduciary Trust International	37,809.05	Accrued interest on investment purchase	Administration
			<u>37,809.05</u>		
TOTAL ADMINISTRATION			56,537.02		
6377	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
6378	10/25/04	Software House International, Inc.	804.78	Computer Software	Community Policing
6380	10/25/04	David De La Espriella	279.40	Reimb CMB-Travel	Community Policing
6381	10/27/04	City of Miami Beach	1,589.85	Reimb CMB - Visa Charges	Community Policing
6383	11/02/04	Law Enforcement Supply	24,036.29	Lighting & Equipment	Community Policing
6384	11/09/04	Kishick Enterprises, Inc.	400.00	School Resource Liaison	Community Policing
6385	11/09/04	RMVW Enterprises, Inc.	640.00	School Resource Liaison	Community Policing
6386	11/12/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6401	11/19/04	RMVW Enterprises, Inc.	1,575.00	School Resource Liaison	Community Policing
6400	11/18/04	Motorola	26,100.00	Six Police Vehicles Radios	Community Policing
6409	12/06/04	Kishick Enterprises, Inc.	240.00	School Resource Liaison	Community Policing
6410	12/06/04	RMVW Enterprises, Inc.	1,040.00	School Resource Liaison	Community Policing
6417	12/13/04	City of Miami Beach	54.31	Reimburse CMB - Nextel Wireless	Community Policing
6420	12/16/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6425	12/30/04	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6432	01/11/05	RMVW Enterprises, Inc.	800.00	School Resource Liaison	Community Policing
6441	01/26/05	JC White Office Furniture	444.62	Office Furniture	Community Policing
6442	01/26/05	Terryfic Ad Specialties	166.16	Junior Officer Badges	Community Policing
6443	01/28/05	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
6444	01/31/05	City of Miami Beach	2,003.27	Reimburse CMB - Visa	Community Policing
6454	02/10/05	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6455	02/10/05	Teen Job Corps	104.32	Clean up for 210 2nd street	Community Policing
6456	02/10/05	University of Central Florida	420.00	Police Exam	Community Policing
6460	02/25/05	RMVW Enterprises, Inc.	1,440.00	School Resource Liaison	Community Policing
			<u>76,571.54</u>		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6402	11/19/04	US Wrecking & Land Clearing	800.00	Police Sub-Station	Community Policing
6403	11/23/04	F&L Construction	94,732.44	Police Sub-Station	Community Policing
6431	01/11/05	Gordian Group	1,420.99	Police Sub-Station	Community Policing
6438	01/18/05	F&L Construction	4,976.90	Police Sub-Station	Community Policing
			<u>101,930.33</u>		
TOTAL COMMUNITY POLICING			178,501.87		
Wire	12/01/04	Wachovia Bank	800,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			<u>836,500.00</u>		
TOTAL DEBT SERVICE			836,500.00		
6452	02/10/05	Florida Dept of Environmental Protection	151,051.63	Submerged Land Lease	Marina
			<u>151,051.63</u>		
6382	10/28/04	FPL	314.12	Utilities - Parking Garage	Marina
6395	11/17/04	FPL	605.38	Utilities - Parking Garage	Marina
6411	12/09/04	FPL	35.30	Utilities - Parking Garage	Marina
			<u>954.80</u>		
TOTAL MARINA			152,006.43		
6389	11/15/04	Jorden Burt Berenson & Johnson LLP	1,928.01	Legal Fees	Portofino
6406	12/03/04	Jorden Burt Berenson & Johnson LLP	136.54	Legal Fees	Portofino
6412	01/18/05	White & Case	517.50	Legal Fees	Portofino
6424	12/23/04	Jorden Burt Berenson & Johnson LLP	499.14	Legal Fees	Portofino
6428	01/05/05	Tew, Cardenas, Rebak, Kellog LLP	1,350.00	Legal Fees	Portofino
6448	02/04/05	Jorden Burt Berenson & Johnson LLP	2,655.76	Legal Fees	Portofino
6449	02/04/05	Tew, Cardenas, Rebak, Kellog LLP	7,464.87	Legal Fees	Portofino
			<u>14,551.82</u>		
6396	11/17/04	Miami - Dade County Tax Collector	38,484.51	Ad Valorem Prop. Tax - Murano	Portofino
6399	11/17/04	Miami - Dade County Tax Collector	50,600.02	Ad Valorem Prop. Tax - Murano Two	Portofino
			<u>89,084.53</u>		
6437	01/18/05	O.P. Quality Construction	10,045.00	Construction - Pedestrian Bay Walk	Portofino
			<u>10,045.00</u>		
6404	11/23/04	Murano at Portofino Condo Association	13,781.82	Murano @ Portofino Garage Maintenance	Portofino
6418	12/15/04	Murano at Portofino Condo Association	1,951.41	Murano @ Portofino Garage Maintenance	Portofino
			<u>15,733.23</u>		
TOTAL PORTOFINO			129,414.58		
6379	10/25/04	Wolfberg Alvarez	15,911.62	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6387	11/15/04	Hazen & Sawyer	76,492.58	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6419	12/15/04	Hazen & Sawyer	44,073.16	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6429	01/05/05	Wolfberg Alvarez	13,946.75	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6434	01/13/05	Hazen & Sawyer	41,848.25	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6458	02/22/05	Hazen & Sawyer	43,600.86	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
			<u>235,873.22</u>		
TOTAL S. POINTE STREETSCAPE			235,873.22		
6421	12/20/04	Swanke Hayden Connell Architects	8,750.00	2004 Construction Mgt/CMB CIP thru 7/2/04	Washington Park
6423	12/21/04	Swanke Hayden Connell Architects	3,750.00	2004 Construction Mgt/CMB CIP thru 9/24/04	Washington Park
			<u>12,500.00</u>		
TOTAL WASHINGTON PARK			12,500.00		

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6434	01/13/05	Hazen & Sawyer	<u>353.57</u>	Professional Services	Washington Avenue
			<u>353.57</u>		
TOTAL WASHINGTON AVENUE			353.57		
6422	12/20/04	Groupe Pacific	458,627.00	First Street Improvements	Cobb Project
Wire	12/22/04	Bloom & Minsker	<u>293,672.52</u>	Library Purchase Escrow	Cobb Project
			<u>752,299.52</u>		
TOTAL COBB PROJECT			752,299.52		
6445	02/04/05	All Specialty Sales, Inc.	<u>1,280.37</u>	Memorial Plaque	Victory Gardens
			<u>1,280.37</u>		
TOTAL VICTORY GARDENS			1,280.37		
6392	11/15/04	Armor Security	2,553.87	Security Services	Alaska Baywalk
6393	11/16/04	Armor Security	2,157.81	Security Services	Alaska Baywalk
6407	12/06/04	Armor Security	196.32	Security Services	Alaska Baywalk
6413	12/09/04	Armor Security	1,374.24	Security Services	Alaska Baywalk
6430	01/10/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
6446	02/04/05	Armor Security	1,374.24	Security Services	Alaska Baywalk
6457	02/18/05	Armor Security	<u>4,024.56</u>	Security Services	Alaska Baywalk
			<u>13,055.28</u>		
6408	12/06/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6427	01/05/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6447	02/04/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6451	02/10/05	Country Bills Lawn Maintenance	<u>384.00</u>	Service Contract	Alaska Baywalk
			<u>1,632.00</u>		
6390	11/15/04	The Miami Herald	<u>60.00</u>	Advertising	Alaska Baywalk
			<u>60.00</u>		
TOTAL ALASKA BAYWALK			14,747.28		
6434	01/13/05	Hazen & Sawyer	<u>2,553.31</u>	Professional Services	Washington Avenue
			<u>2,553.31</u>		
TOTAL FLAMINGO S. BID A/R.O.W.			2,553.31		
6426	01/04/05	F & L Construction	102,380.00	Professional Services	Lummus Park
6440	01/25/05	Gordian Group	<u>1,535.70</u>	JOC Fees	Lummus Park
			<u>103,915.70</u>		
TOTAL LUMMUS PARK			103,915.70		
REPORT TOTAL			<u>\$ 2,476,482.87</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 04/08/05

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units was substantially completed in Summer, 2004.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has completed streetscape improvements from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements include new paving, sidewalks, drainage and landscaping and irrigation.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, to be utilized as a Library or for other public usage that is mutually agreed to by the parties. On December 23, 2004, the RDA closed on the transaction, modifying the terms of the purchase, to provide for payment of the purchase price in full, discounted to reflect the present dollar value in the amount of \$234,580. The Library space received a Certificate of Occupancy on December 28, 2004, allowing for turn-over to the Library to proceed. The new South Shore Library opened during the week of February 21, 2005.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Project

Status - as of 04/08/05

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff. In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final Certificate of Occupancy has been obtained. The fence construction has been completed and the Certificate of Completion was issued by the City's Building department on January 6, 2005. The community gardening program is already underway in the Garden and a formal opening and dedication was held on February 17, 2005 to unveil a memorial plaque, commemorating Joe Villari, who was active in the South Pointe neighborhood.

Total Project Cost: Est. \$192,200

Total CRA participation: Est. \$192,200

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. Construction of the ICON project is expected to be completed by mid-2005.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Project

Status - as of 04/08/05

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary **pedestrian** baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. An agreement was reached and is expected to be presented to the City Commission for contract award in Spring 2005.

Total CRA participation: \$27 Million

Project

Status - as of 04/08/05

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004. An RFQ Evaluation Committee was appointed by the City Manager and on October 29, 2004 ranked Hargreaves and Associates as the top firm. On November 10, 2004 the City Commission approved negotiations with Hargreaves. A negotiation session was held on December 16, 2004 and Commission contract award was made on January 12, 2005 and an initial NTP issued on January 18, 2005. A kick-off meeting was held on February 22, 2005 and a site visit conducted on February 24, 2005. A visioning session was held on March 10, 2005 and a Community Design workshop was held on April 7, 2005.

Total Project Cost: \$10.2 Million

Total CRA participation: \$3.2 Million

Waste Water Booster Pump Station

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment was approved at the September 8, 2004 Commission Meeting, was executed, and CDM given a Notice to Proceed. CDM has commenced the design process which is scheduled to be completed within ten (10) months. Once the design has been permitted, it will be Bid shortly thereafter. CDM is currently investigating the feasibility of eliminating the generator, thereby significantly reducing the size of the structure and construction costs, which are currently estimated in the range of \$11.4 to \$14.3 million. Once this is evaluated and a decision is made, the 30% Construction Documentation will be finalized for presentation to the DRB and community meetings will be scheduled. A coordination meeting is being scheduled with MDWASD to coordinate the pump station work with the new force mains to be installed in the South Beach area. This project is being fully funded through funds from the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

Project**Status - as of 04/08/05****Art in Public Places**

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000

Total CRA participation: \$100,000

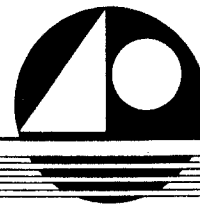
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

FEBRUARY 28, 2005



April 20, 2005

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach

SUBJECT: City Center Redevelopment District Financial Information
For the Five Months Ended February 28, 2005

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through February 28, 2005 approximately \$313,734,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 87,394,000 - Incremental Ad Valorem tax;
- \$ 27,499,000 - Loews Hotel Exercise Option;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 16,958,000 - Resort tax contributions;
- \$ 12,562,000 - Royal Palm Land Sale;
- \$ 10,689,000 - Anchor Garage receipts;
- \$ 8,235,000 - Loews Ground Lease receipts;
- \$ 7,946,000 - Interest income;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 2,684,000 - Anchor Shops receipts;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,952,000 - From various sources.

On the expenditure side, approximately \$246,045,000 has been expended from October 1, 1993 through February 28, 2005. These approximate expenditures were primarily made in the following areas:

- \$ 96,488,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 18,248,000 - Hotel Garage Project;
- \$ 16,353,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 12,934,000 - African-American Hotel Project;
- \$ 9,554,000 - Collins Park Cultural Center;
- \$ 6,925,000 - Anchor Garage Operations;
- \$ 6,740,000 - Administrative Costs;
- \$ 5,932,000 - Colony Theater;
- \$ 3,646,000 - Beachwalk Project;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 1,403,000 - Lincoln Road Project;
- \$ 1,316,000 - Washington Avenue Streetscapes;
- \$ 580,000 - Anchor Shops Operations;
- \$ 493,000 - Community Policing;
- \$ 182,000 - Movie Theater Project; and
- \$ 1,350,000 - Other Project Costs.

The cash balance as of February 28, 2005 is approximately \$67,689,000. This balance consisted of the following amounts:

- \$ 55,550,000 - Cash and Investments Balance;
- \$ 9,157,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 1,169,000 - Construction Accounts; and
- \$ 1,813,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jan

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
FEBRUARY 28, 2005

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	\$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	572,876	-	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	9,829,417	713,566	10,542,983
- Anchor Garage deposit card receipts	18,926	980	19,906
- Anchor Shops rental income	2,384,479	246,143	2,630,622
- Anchor Shops rental deposits	52,230	1,803	54,033
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,151,450	83,334	8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672	27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667	470,222
- RDP Royal Palm - Sale of Land	-	12,562,278	12,562,278
- Interest income	7,513,341	432,314	7,945,655
- Resort tax contributions	16,145,531	812,252	16,957,783
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	67,584	871,707
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	595	91,386
TOTAL REVENUE	275,252,576	38,481,723	\$ 313,734,299

EXPENDITURES

PROJECTS

African-American Hotel	(12,918,651)	(15,599)	(12,934,250)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,333,544)	(69,503)	(1,403,047)
Beachwalk	(2,903,091)	(742,554)	(3,645,645)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Collins Park Cultural Center	(9,270,931)	(282,843)	(9,553,774)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(5,042,633)	(890,065)	(5,932,698)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(37,322)	(23,675)	(60,997)
New World Symphony	(21,611)	-	(21,611)
Washington Avenue Streetscape	(519,631)	(796,531)	(1,316,162)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(35,068)	-	(35,068)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Bass Museum	(468,840)	-	(468,840)
Total Projects	(113,261,350)	(2,820,770)	(116,082,120)
<u>ADMINISTRATION</u>	(6,560,888)	(178,876)	(6,739,764)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(93,053,733)	(5,819,257)	(98,872,990)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(16,353,026)	-	(16,353,026)
<u>ANCHOR GARAGE OPERATIONS</u>	(6,271,585)	(652,982)	(6,924,567)
<u>ANCHOR SHOPS OPERATIONS</u>	(540,010)	(39,640)	(579,650)
<u>COMMUNITY POLICING</u>	(330,547)	(162,096)	(492,643)
TOTAL EXPENDITURES	(236,371,139)	(9,673,621)	\$ (246,044,760)
ENDING CASH/INVSTMT. BALANCE	\$ 38,881,436	\$ 67,689,538	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 38,881,436	
REVENUE			
- Tax increment - County	32,643,406	7,235,626	\$ 39,879,032
- Tax increment - City	38,280,639	8,641,909	46,922,548
- Tax increment (Interest) - County	19,057	-	19,057
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- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	56,585	-	56,585
- Miscellaneous	90,791	595	91,386
TOTAL REVENUE	275,252,576	38,481,723	\$ 313,734,299
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,196,238)	(280,120)	(48,476,358)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2005 (through February 28, 2005)

	Prior Years	FY 2005	Total Rev./Expend.
Equipment rental	(55,496)	-	(55,496)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,720,324)	(15,599)	(2,735,923)
Lighting	(53,280)	(7,526)	(60,806)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(444,949)	-	(444,949)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(3,619,957)	(742,554)	(4,362,511)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(864,469)	(59,350)	(923,819)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(63,217)	(2,627)	(65,844)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(328,706)	(2,723)	(331,429)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(106,418,316)	(1,110,499)	(107,528,815)
- Miscellaneous Projects	(6,843,034)	(1,710,271)	(8,553,305)
Total Projects	(113,261,350)	(2,820,770)	(116,082,120)
 ADMINISTRATION	 (6,560,888)	 (178,876)	 (6,739,764)
DEBT SERVICE/LOAN REPAYMENT	(93,053,733)	(5,819,257)	(98,872,990)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(16,353,026)	-	(16,353,026)
ANCHOR GARAGE OPERATIONS	(6,271,585)	(652,982)	(6,924,567)
ANCHOR SHOPS OPERATIONS	(540,010)	(39,640)	(579,650)
COMMUNITY POLICING	(330,547)	(162,096)	(492,643)
 TOTAL EXPENDITURES	 (236,371,139)	 (9,673,621)	 \$ (246,044,760)
 ENDING CASH/INVSTMT. BALANCE	 \$ 38,881,436	 \$ 67,689,538	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
FEBRUARY 28, 2005**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4383	10/19/04	***Void***	0.00		Administration
4444	12/08/04	***Void***	0.00		Administration
4449	12/14/04	***Void***	0.00		Administration
4455	12/20/04	***Void***	0.00		Administration
4466	12/21/04	***Void***	0.00		Administration
4534	02/09/05	***Void***	0.00		Administration
			<u>0.00</u>		
4428	11/24/04	Wachovia Bank	11,398.25	Annual Admin. Fees for Bond Series	Administration
			<u>11,398.25</u>		
4384	10/19/04	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
4422	11/24/04	Comet Courier Corp.	39.13	Miscellaneous	Administration
4423	11/24/04	Florida Redevelopment Association	297.50	Miscellaneous - 1/2 FY04-05 Annual Dues	Administration
4424	11/24/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4426	11/24/04	Rockhurst University Continuing	37.45	Miscellaneous - Employee Books	Administration
4427	11/24/04	Toshiba Business Solutions	944.89	Miscellaneous-Copier Rental	Administration
4440	12/03/04	City of Miami Beach	5,428.53	Reimb CMB-MBIA Investment Svcs	Administration
4441	12/03/04	Sandra Ortiz	5.00	Reimburse for parking fees paid	Administration
4442	12/06/04	Kent Bonde	6.00	Reimburse for parking fees paid	Administration
4478	12/23/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4488	01/10/05	Sandra Ortiz	4.42	Reimburse for postage paid	Administration
4494	01/18/05	Federal Express	14.82	Shipping	Administration
4502	01/20/05	Fienberg Fisher	38.00	Miscellaneous - Training	Administration
4506	01/21/05	Kent Bonde	15.00	Reimburse for parking fees paid	Administration
4528	02/10/05	City of Miami Beach	1,028.65	Reimb CMB-MBIA Investment Svcs	Administration
4530	02/10/05	Office Depot	15.71	Office Supplies	Administration
4538	02/18/05	Iron Mountain Records Management	43.48	Miscellaneous-Storage	Administration
			<u>8,181.62</u>		
4491	01/12/05	Office Depot	161.78	Office Supplies	Administration
			<u>161.78</u>		
4425	11/24/04	J.B. Alhale & Associates, Inc.	450.00	Professional Services/Legal - Reissue Ck#2766	Administration
4463	12/21/04	First Southwest Asset Management, Inc.	6,550.00	Prof. Services/Arbitrage	Administration
4468	12/21/04	Squire, Sanders & Dempsey, LLP	4,287.50	Prof. Services/Legal	Administration
4487	01/10/05	Integra Realty Resources	6,250.00	Prof. Services/Appraisal	Administration
			<u>17,537.50</u>		
Wire	11/22/04	Miami Beach Redevelopment Agency	3,145,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	11/29/04	Miami Beach Redevelopment Agency	100,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>3,245,000.00</u>		
Wire	11/05/04	Fiduciary Trust International	141,595.63	Accrued interest on investments purchased	Administration
			<u>141,595.63</u>		
TOTAL ADMINISTRATION			3,423,874.78		
4385	10/22/04	Paul Acosta	248.40	Reimb Travel Exp	Community Policing
4389	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
4390	10/25/04	Miami Beach RDA - City Center	58,581.00	Reimb CCHC - 3 Crown Victorias	Community Policing
4393	10/25/04	Software House Intl	804.78	Computer Software	Community Policing
4395	10/28/04	City of Miami Beach	1,420.35	Reimb CMB - Visa Charges	Community Policing
4402	11/03/04	Law Enforcement Supply	36,036.80	Lighting & Equipment	Community Policing
4418	11/18/04	Motorola	39,150.00	Nine Police Vehicles Radios	Community Policing
4450	12/13/04	City of Miami Beach	268.51	Reimb CMB - Visa Charges	Community Policing
4459	12/21/04	Armor Security	1,374.24	Security Services - Lincoln Road	Community Policing
4514	01/26/05	Terryfic Ad Specialties	166.16	Junior Police Badges	Community Policing
4519	01/31/05	City of Miami Beach	1,732.48	Reimb CMB - Visa Charges	Community Policing
4531	02/10/05	United Data Technologies	4,361.75	Printers	Community Policing
4532	02/10/05	University of Central Florida	70.00	Police Exam	Community Policing
4537	02/18/05	Dell Marketing	10,808.10	Computers	Community Policing
			<u>162,096.11</u>		
TOTAL COMMUNITY POLICING			162,096.11		
Wire	02/03/05	Wachovia Bank	9,111,129.67	Transfer for 6/05 & 12/05 D.S. (from GF)	Debt Service Funding
			<u>9,111,129.67</u>		
Wire	12/01/04	Wachovia Bank	695,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	12/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	185,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	725,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	265,000.00	Debt Service Payment-Principal	Debt Service Payment
			<u>5,819,256.88</u>		
TOTAL DEBT SERVICE			14,930,386.55		
4421	11/24/04	Bloom & Minsker	57.00	Professional fees/legal	African-American Hotel
4439	12/03/04	Bloom & Minsker	2,060.75	Professional fees/legal	African-American Hotel
4461	12/21/04	Bloom & Minsker	6,163.20	Professional fees/legal	African-American Hotel
4526	02/10/05	Bloom & Minsker	7,318.20	Professional fees/legal	African-American Hotel
			<u>15,599.15</u>		
TOTAL AFRICAN-AMERICAN			15,599.15		
4414	11/17/04	Armor Security	16,032.22	Security Services	Anchor Garage Operations
4485	01/06/05	Armor Security	12,095.16	Security Services	Anchor Garage Operations
4486	01/06/05	Armor Security	6,119.67	Security Services	Anchor Garage Operations
			<u>34,247.05</u>		
4472	12/22/04	Best's Maintenance & Janitorial Services, Inc.	36,968.00	Janitorial Service	Anchor Garage Operations
4505	01/21/05	Best's Maintenance & Janitorial Services, Inc.	9,242.00	Janitorial Service	Anchor Garage Operations
			<u>46,210.00</u>		
4387	10/25/04	City of Miami Beach	2,359.28	Property Management Work	Anchor Garage Operations
			<u>2,359.28</u>		
4408	11/04/04	City of Miami Beach	1,827.78	Waste & Storm Water Impact Fee October 2004	Anchor Garage Operations
4419	11/19/04	City of Miami Beach	1,367.06	Waste & Storm Water Impact Fee November 2004	Anchor Garage Operations
4462	12/21/04	City of Miami Beach	1,562.72	Waste & Storm Water Impact Fee December 2004	Anchor Garage Operations
4516	01/28/05	City of Miami Beach	1,378.96	Waste & Storm Water Impact Fee January 2005	Anchor Garage Operations
			<u>6,136.52</u>		
4433	12/02/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4438	12/03/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4469	12/21/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4500	01/18/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4533	02/10/05	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
			<u>895.05</u>		
4392	10/25/04	Christopher Sugrue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4405	11/03/04	Julie Guthrie	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4406	11/03/04	Mario Guzmain	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4416	11/17/04	Enrique M. Servatiko	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4417	11/17/04	Kareem Tabsch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4457	12/20/04	Robert Roselli	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4470	12/21/04	Stephen Stewart	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4475	12/22/04	Cecilia Maguna	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4507	01/21/05	A. Water Fantaseas	30.00	Return Parking Access Card Deposit	Anchor Garage Operations
4508	01/21/05	Adolfo Dominguez	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4509	01/21/05	Ted Czikowski	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4510	01/21/05	Richard Smith	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4511	01/21/05	Lauren E. Yost	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4512	01/21/05	Justina Rosario	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4518	01/28/05	Leonardo Raimondo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>190.00</u>		
4407	11/04/04	BellSouth	123.40	Miscellaneous-Telephone Service	Anchor Garage Operations
4429	12/02/04	BellSouth	134.77	Miscellaneous-Telephone Service	Anchor Garage Operations
4460	12/21/04	BellSouth	125.30	Miscellaneous-Telephone Service	Anchor Garage Operations
4503	01/21/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
4504	01/21/05	BellSouth	123.18	Miscellaneous-Telephone Service	Anchor Garage Operations
4535	02/18/05	Atlantic Broadband	29.98	Miscellaneous-Cable Service	Anchor Garage Operations
			<u>566.61</u>		
4397	10/29/04	Royce Parking Control System, Inc.	6,026.46	Equipment Replacement	Anchor Garage Operations
4436	12/03/04	Royce Parking Control System, Inc.	1,550.00	Miscellaneous-Service Contract	Anchor Garage Operations
4467	12/21/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4513	01/21/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4524	02/04/05	Royce Parking Control System, Inc.	660.00	Miscellaneous-Service Contract	Anchor Garage Operations
4540	02/18/05	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			<u>10,561.46</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4437	12/03/04	Thyssen Krupp Elevator	3,871.91	Elevator Service	Anchor Garage Operations
4456	12/20/04	Thyssen Krupp Elevator	1,360.00	Elevator Service	Anchor Garage Operations
4541	02/18/05	Thyssen Krupp Elevator	3,541.94	Elevator Service	Anchor Garage Operations
			<u>8,773.85</u>		
4388	10/25/04	FPL	3,990.48	Electricity	Anchor Garage Operations
4431	12/02/04	FPL	3,565.54	Electricity	Anchor Garage Operations
4464	12/21/04	FPL	3,384.80	Electricity	Anchor Garage Operations
4517	01/28/05	FPL	3,942.83	Electricity	Anchor Garage Operations
			<u>14,883.65</u>		
4411	11/10/04	Miami-Dade County Tax Collector	397,339.10	Miscellaneous-Property Taxes	Anchor Garage Operations
4415	11/17/04	Petty Cash	16.04	Miscellaneous-Reimb Petty Cash	Anchor Garage Operations
4430	12/02/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4432	12/02/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4434	12/03/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4435	12/03/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4476	12/23/04	Aerwav Integration	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4477	12/23/04	Integra Business Forms	503.56	Miscellaneous-Deposit Slips	Anchor Garage Operations
4484	01/05/05	Toledo Ticket Company	2,406.00	Miscellaneous-Parking Tickets	Anchor Garage Operations
4489	01/11/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4490	01/11/05	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4494	01/18/05	Federal Express	14.82	Shipping	Anchor Garage Operations
4515	01/28/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4520	02/04/05	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4521	02/04/05	Miami Fire Equipment	9.40	Annual inspection & certification	Anchor Garage Operations
4536	02/18/05	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4522	02/04/05	Office Depot	404.07	Office Supplies	Anchor Garage Operations
			<u>405,536.99</u>		
4404	11/03/04	Miami Beach Redevelopment, Inc.	2,545.01	Facility Use / Usage Fee	Anchor Garage Operations
			<u>2,545.01</u>		
4445	12/08/04	APCOA/Standard Parking	31,783.20	Salary Reimbursements	Anchor Garage Operations
4458	12/21/04	APCOA/Standard Parking	16,109.36	Salary Reimbursements	Anchor Garage Operations
4493	01/18/05	APCOA/Standard Parking	8,348.76	Salary Reimbursements	Anchor Garage Operations
4498	01/18/05	APCOA/Standard Parking	8,002.18	Salary Reimbursements	Anchor Garage Operations
4525	02/10/05	APCOA/Standard Parking	9,554.91	Salary Reimbursements	Anchor Garage Operations
			<u>73,798.41</u>		
Wire	10/19/04	Florida Department of Revenue	8,414.19	Sales Tax Payment	Anchor Garage Operations
Wire	11/19/04	Florida Department of Revenue	8,919.30	Sales Tax Payment	Anchor Garage Operations
Wire	12/17/04	Florida Department of Revenue	8,997.87	Sales Tax Payment	Anchor Garage Operations
Wire	01/18/05	Florida Department of Revenue	9,385.26	Sales Tax Payment	Anchor Garage Operations
Wire	02/18/05	Florida Department of Revenue	10,561.41	Sales Tax Payment	Anchor Garage Operations
			<u>46,278.03</u>		
TOTAL ANCHOR GARAGE OPER.			652,981.91		
4413	11/15/04	Miami Beach Community Development Corp.	6,494.22	Reimb. - Operating Exp.	Anchor Shops Oper.
4420	11/19/04	Miami Beach Community Development Corp.	4,359.86	Reimb. - Operating Exp.	Anchor Shops Oper.
4496	01/18/05	Miami Beach Community Development Corp.	7,665.80	Reimb. - Operating Exp.	Anchor Shops Oper.
4539	02/18/05	Miami Beach Community Development Corp.	3,482.06	Reimb. - Operating Exp.	Anchor Shops Oper.
			<u>22,001.94</u>		
Wire	10/19/04	Florida Department of Revenue	2,784.89	Sales Tax	Anchor Shops Oper.
Wire	11/19/04	Florida Department of Revenue	3,856.48	Sales Tax	Anchor Shops Oper.
Wire	12/17/04	Florida Department of Revenue	3,755.34	Sales Tax	Anchor Shops Oper.
Wire	01/18/05	Florida Department of Revenue	4,325.88	Sales Tax	Anchor Shops Oper.
Wire	02/18/05	Florida Department of Revenue	2,916.44	Sales Tax	Anchor Shops Oper.
			<u>17,639.03</u>		
TOTAL ANCHOR SHOPS OPER.			39,640.97		
4394	10/27/04	The Tower Group	250,948.15	Construction Work-Library	Collins Park Cultural Center
4396	10/28/04	URS Corporation	28,187.54	Construction Work-Library	Collins Park Cultural Center
4480	12/30/04	Robert A.M. Stern	983.70	Construction Work-Library	Collins Park Cultural Center
			<u>280,119.39</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2005 (through February 28, 2005)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4398	11/02/04	City of Miami Beach	1,048.23	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4408	11/04/04	City of Miami Beach	627.39	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
4410	11/10/04	City of Miami Beach	<u>1,048.23</u>	Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center
			<u>2,723.85</u>		
TOTAL COLLINS PARK CULTURAL CENTER			282,843.24		
4400	11/02/04	McCartney Construction Company	292,899.59	Construction Costs	Colony Theater Restoration
4446	12/09/04	McCartney Construction Company	219,397.55	Construction Costs	Colony Theater Restoration
4454	12/16/04	InterAmerica Stage	56,101.68	Construction Costs	Colony Theater Restoration
4465	12/21/04	Mavco	14,395.50	Construction Costs	Colony Theater Restoration
4473	12/22/04	Farrey's Wholesale Hardware	31,135.86	Equipment	Colony Theater Restoration
4474	12/22/04	McCartney Construction Company	146,530.04	Construction Costs	Colony Theater Restoration
4481	01/05/05	Federal Millwork	2,160.00	Construction Costs	Colony Theater Restoration
4501	01/20/05	McCartney Construction Company	79,107.08	Construction Costs	Colony Theater Restoration
4542	02/18/05	URS Construction Services	<u>35,469.14</u>	Construction Costs	Colony Theater Restoration
			<u>877,196.44</u>		
4391	10/25/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 45	Colony Theater Restoration
4401	11/02/04	R.J. Heisenbottle Architects	1,230.50	Professional Services - 46	Colony Theater Restoration
4448	12/13/04	State of Florida Dept. of Mgmt. Services	1,169.00	Professional Services	Colony Theater Restoration
4483	01/05/05	R.J. Heisenbottle Architects	8,008.25	Professional Services - 47&48	Colony Theater Restoration
4523	02/04/05	R.J. Heisenbottle Architects	<u>1,230.50</u>	Professional Services - 49	Colony Theater Restoration
			<u>12,868.75</u>		
TOTAL COLONY THEATER RESTORATION			890,065.19		
4527	02/10/05	City of Miami Beach	<u>30,933.59</u>	Reimb CMB - Public Works/Water&Sewer	Beachwalk Project
			<u>30,933.59</u>		
4443	12/06/04	R.L. Saum Construction Co.	224,627.24	Professional Services	Beachwalk Project
4452	12/15/04	Coastal Systems International, Inc.	24,105.81	Professional Services	Beachwalk Project
4479	12/30/04	Coastal Systems International, Inc.	49,448.49	Professional Services	Beachwalk Project
4497	01/18/05	R.L. Saum Construction Co.	184,435.69	Professional Services	Beachwalk Project
4499	01/18/05	R.L. Saum Construction Co.	218,861.23	Professional Services	Beachwalk Project
4529	02/10/05	Coastal Systems International, Inc.	<u>10,141.20</u>	Professional Services	Beachwalk Project
			<u>711,619.66</u>		
TOTAL BEACHWALK PROJECT			742,553.25		
4399	11/02/04	Mercedes Electric Supply, Inc.	1,212.53	Lighting	Lincoln Road Improv. Project
4447	12/13/04	City of Miami Beach	502.42	Reimb CMB:CC Pmts to Graybar	Lincoln Road Improv. Project
4482	01/05/05	Mercedes Electric Supply, Inc.	<u>5,811.25</u>	Lighting	Lincoln Road Improv. Project
			<u>7,526.20</u>		
4403	11/03/04	Tri-State Employment Services, Inc.	<u>2,626.56</u>	Temporary Labor	Lincoln Road Improv. Project
			<u>2,626.56</u>		
4409	11/09/04	Legacy Pools of South Florida, Inc.	41,250.00	Fountain Upgrades	Lincoln Road Improv. Project
4471	12/22/04	Legacy Pools of South Florida, Inc.	9,050.00	Fountain Upgrades	Lincoln Road Improv. Project
4495	01/18/05	Legacy Pools of South Florida, Inc.	<u>9,050.00</u>	Fountain Upgrades	Lincoln Road Improv. Project
			<u>59,350.00</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			69,502.76		
4412	11/12/04	Hazen & Sawyer	9,040.50	Construction Management	Conv. Ctr. Storm Water Impr
4453	12/15/04	Hazen & Sawyer	4,870.59	Construction Management	Conv. Ctr. Storm Water Impr
4492	01/13/05	Hazen & Sawyer	4,945.96	Construction Management	Conv. Ctr. Storm Water Impr
4543	02/22/05	Hazen & Sawyer	<u>4,818.40</u>	Construction Management	Conv. Ctr. Storm Water Impr
			<u>23,675.45</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			23,675.45		
4386	10/22/04	Ric-Man International, Inc.	625,389.05	ROW Infrastructure Improvements	Washington Ave. Streetscape
4451	12/13/04	Ric-Man International, Inc.	<u>171,142.41</u>	ROW Infrastructure Improvements	Washington Ave. Streetscape
			<u>796,531.46</u>		
TOTAL WASHINGTON AVE. STREETSCAPE			796,531.46		
REPORT TOTAL			\$ <u>22,029,750.82</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 04/08/05

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The Project achieved substantial completion in March 2005, which gives the Contractor 105 days to address remaining punch list items. The missing section in front of the Richmond that was held up by litigation filed by the Hotel's owners, was cleared to proceed. Plans for this piece are currently being updated by Coastal Systems prior to being permitted by DEP. Construction is anticipated to commence in Summer, 2005.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, 18th Street will be delayed until Spring/Summer 2005.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Project

Status - as of 04/08/05

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October, 2004. A final Certificate of Occupancy was issued in November, 2004, and the facility was turned over to the Miami Dade County Library System on December 6, 2004. The County Library System has scheduled a soft opening of the facility to the public on March 1, 2005, while a grand opening event is being planned for April 1, 2005. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E agreement has been executed and a Notice to Proceed for Planning Services was issued on November 17, 2004. A visioning session was held on December 15, 2004 and MC Harry & Associates is preparing two design concepts. The scope of the project was amended to include streetscape on 21st Street from Park Ave. to Washington Ave. and 22nd Street from Park Ave. to Washington Court. The Community Design Workshop is planned for April 21, 2005.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Total CRA participation: \$15.3 Million.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005.

Project

Status - as of 04/08/05

Colony Theater Project, continued

To date, vertical construction on the site of the new stage house is nearly complete and the lobby façade is well underway. On March 17, 2004, the RDA had to appropriate an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Construction delays are being experienced. The project as a whole is approximately 75% complete. The construction of the project is significantly behind schedule. In August 2004, the City placed a full time inspector on site to monitor the work of the contractor and to ensure that the project moves ahead in a timely manner. The CIP office is getting ready to refer an item to Finance and Citywide to enable the completion of the project by the new scheduled completion date of August 2005.

Total Project Cost: \$6.8 Million

Total CRA participation: \$5.0 Million - Construction

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Project

Status - as of 04/08/05

New World Symphony, continued

Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2) blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004.

The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17th Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed \$10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed \$1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed \$500,000.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million
Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November. The Visioning Session is anticipated to be held in Spring 2005. The estimated budget for the project is \$21.1 Million, comprised of \$2.1 Million in soft costs and \$19 Million in hard construction costs.

Total Project Costs: \$21.1 Million
Total CRA participation: \$21.1 Million

Project**Status - as of 04/08/05****Botanical Garden Improvements**

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December to further refine a preferred concept which will be presented at a final design workshop in early 2005. An additional meeting was held with EDAW on February 15, 2005 and a tentative final concept plan agreed on. The next step will be to schedule the final design workshop.

Total Project Cost: \$1.5 million

Total CRA participation: None - TBD

**CITY OF MIAMI BEACH
REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A resolution amending Resolution No. 491-2004, setting the dates for the year 2005 Redevelopment Agency (RDA) Meetings; authorizing a change in the RDA Meeting in May from May 25 to May 18; canceling the May 4 RDA date, and keeping the May 25 as an alternate RDA Meeting date; scheduling September 14, October 26 and December 14 as alternative RDA Meeting dates.

Issue:

Shall the Chairman and Secretary approve changing the RDA Meeting schedule?

Item Summary/Recommendation:

The Redevelopment Agency shall meet at such times as may be prescribed by ordinance or resolution.

At the January 12, 2005 Committee of the Whole Meeting, Chairman Dermer solicited input regarding the scheduling of one RDA meeting a month. Subsequent to Chairman Dermer's request, the Administration placed this issue on the February 23, 2005 Commission Meeting agenda to refer it to the Neighborhood/Community Affairs Committee for discussion. The Neighborhood/Community Affairs Committee met on March 29, 2005 and made a motion to accept the newly revised RDA Meeting schedule.

The Administration recommends approving changing the RDA Meeting dates.

Advisory Board Recommendation:

The Neighborhood/Community Affairs Committee - March 29, 2005 - Accepted the newly revised RDA Meeting schedule.

Financial Information:

Source of Funds:	Amount		Account	Approved
	1			
	2			
	3			
	4			
	Total			

Finance Dept.

City Clerk's Office Legislative Tracking:

Bob Parcher, City Clerk

Sign-Offs:

Department Director	Assistant City Manager	City Manager
<i>[Signature]</i>		<i>[Signature]</i>

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AGENDA ITEM 3A

DATE 4-20-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board of the
Miami Beach Redevelopment Agency

Date: April 20, 2005

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), AMENDING RESOLUTION NO. 491-2004, SETTING THE DATES FOR THE YEAR 2005 RDA MEETINGS; AUTHORIZING A CHANGE IN THE RDA MEETING IN MAY FROM MAY 25 TO MAY 18; CANCELING THE MAY 4 RDA DATE, AND KEEPING THE MAY 25 AS AN ALTERNATE COMMISSION MEETING DATE; SCHEDULING SEPTEMBER 14, OCTOBER 26 AND DECEMBER 14 AS ALTERNATIVE RDA MEETING DATES.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

The Redevelopment Agency shall meet at such times as may be prescribed by ordinance or resolution.

At the January 12, 2005 Committee of the Whole Meeting, Chairman Dermer solicited input regarding the scheduling of one Redevelopment Agency (RDA) meeting a month. Subsequent to Chairman Dermer's request, the Administration placed this issue on the February 23, 2005 Commission Meeting agenda to refer it to the Neighborhood/Community Affairs Committee for discussion.

In preparing the RDA Meeting calendar the Administration takes into consideration events such as the Conference of Mayors, the Boat Show, Miami-Dade Days, Art Basel, August recess, July and September to set the tentative/final millage and the budget approval process, and if an election year then November for election/runoff election meetings, and finally Federal and Religious Holidays. Considering the above it is difficult to always schedule meetings on the same Wednesday of the month.

In preparing the RDA Meeting calendar the Administration established four (4) goals:

Goal 1: Schedule one regular RDA Meeting and one alternate meeting day (time to be determined) a month with the exception of July, and November of an election year;

- Goal 2:** Provide the Chairman and Secretary flexibility in controlling the length of meeting, and the use of alternate meeting as a workshop, retreat, special meeting that may be desired, or be cancelled;
- Goal 3:** Continue to schedule meetings around major events and holidays;
- Goal 4:** Consider the Land Use Boards meeting schedule.

The Neighborhood/Community Affairs Committee met on March 29, 2005 and made a motion to accept the newly revised RDA Meeting schedule.

For your review, attached is a list showing the RDA meeting dates and the pre-scheduled alternate meeting dates. There is a change in the RDA Meeting in May from May 25 to May 18. The May 4 RDA Meeting date is cancelled, and the May 25 date, will now be an alternate RDA Meeting. Additionally, there will be an alternate RDA Meeting scheduled for September 14, October 26 and December 14.

CONCLUSION

Based upon the action taken by the Neighborhood/Community Affairs Committee, the Administration recommends that the Chairman and Secretary approve changing the RDA Meeting dates, which will offer the RDA additional options.

JMG/REP

Attachment

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ATTACHMENT 1

CITY OF MIAMI BEACH

2005 REDEVELOPMENT AGENCY MEETINGS

Commission Meetings

"Alternate" Commission Meetings

January 12 (Wednesday)

February 2 (Wednesday)

February 23 (Wednesday)

March 16 (Wednesday)

April 20 (Wednesday)

~~May 4 (Wednesday)~~

May 18 (Wednesday)

May 25 (Wednesday)

June 8 (Wednesday)

July 6 (Wednesday)

July 27 (Wednesday)

September 7 (Wednesday)

September 14 (Wednesday)

October 19 (Wednesday)

October 26 (Wednesday)

November 2* (Wednesday)

November 16* (Wednesday)

December 7 (Wednesday)

December 14 (Wednesday)

* Election related items only.

RESOLUTION TO BE SUBMITTED

